Holland Knight

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October 15, 2004

NORMAN M. GLASGOW, JR
202 419 2460
norman.glasgowjr@hklaw.com

HAND DELIVERY

Mr. Richard Nero
Office of Zoning
Room 210S
441 4th Street, NW
Washington, DC

Re: BZA Application No. 17224

Dear Rick:

Pursuant to my voice mail message to you today, enclosed are 21 sets of plans to be included the Prehearing Statement filed on October 12th.

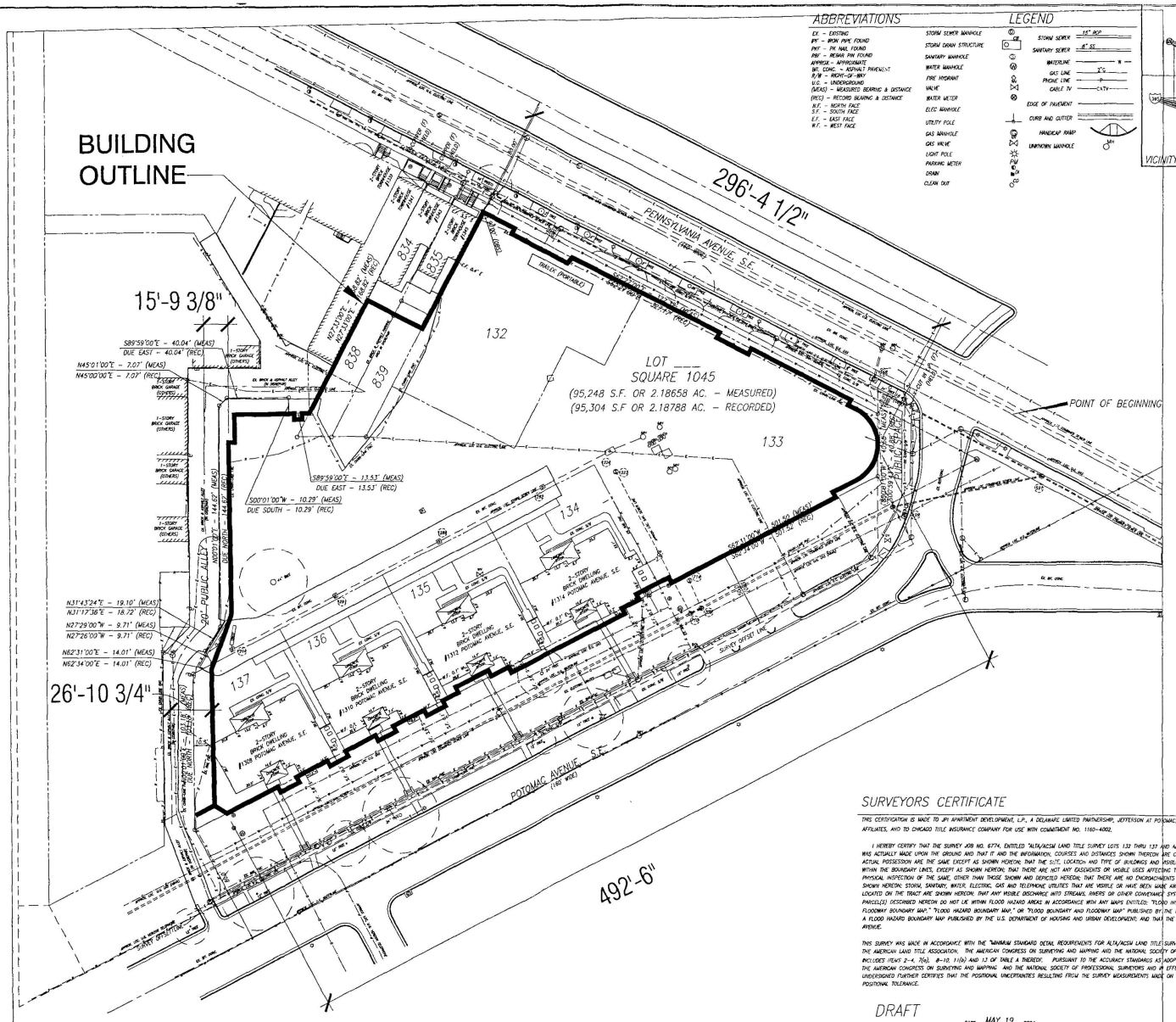
Very truly yours,

Norman M. Glasgow, Jr.

2213139_v1

BZA
Case No. 17224
Exhibit No. 25

Board of Zoning Adjustment
District of Columbia
CASE NO.17224
EXHIBIT NO. 25



ABBREVIATIONS

EX. - EXISTING
IPF - IRON PIPE FOUND
PKF - PK NAIL FOUND
RBF - REBAR PIN FOUND
APPROX. - APPROXIMATE
BIT. CONC. - ASPHALT PAVEMENT
R/W - RIGHT-OF-WAY
U.G. - UNDERGROUND
(MEAS) - MEASURED BEARING & DISTANCE
(REC) - RECORD BEARING & DISTANCE
N.F. - NORTH FACE
S.F. - SOUTH FACE
E.F. - EAST FACE
W.F. - WEST FACE

STORM SEWER MANHOLE
STORM DRAIN STRUCTURE
SANITARY MANHOLE
WATER MANHOLE
FIRE HYDRANT
VALVE
WATER METER
ELEC MANHOLE
UTILITY POLE
GAS MANHOLE
GAS VALVE
LIGHT POLE
PARKING METER
DRAIN
CLEAN OUT

LEGEND

STORM SEWER — 15" RCP
SANITARY SEWER — 8" SS
WATERLINE — W
GAS LINE — G
PHONE LINE — T
CABLE TV — CTV
EDGE OF PAVEMENT
CURB AND GUTTER
HANDICAP RAMP
UNKNOWN MANHOLE

VICINITY MAP SCALE: 1"=2000'

SURVEYORS CERTIFICATE

THIS CERTIFICATION IS MADE TO JPI APARTMENT DEVELOPMENT, L.P., A DELAWARE LIMITED PARTNERSHIP, JEFFERSON AT POTOMAC, A DELAWARE LIMITED PARTNERSHIP AND THEIR AFFILIATES, AND TO CHICAGO TITLE INSURANCE COMPANY FOR USE WITH COMMITMENT NO. 1160-4002.

I HEREBY CERTIFY THAT THE SURVEY JOB NO. 6774, ENTITLED "ALTA/ACSM LAND TITLE SURVEY LOTS 132 THRU 137 AND PART LOTS 834, 835, 838 & 839 SQUARE 1045" WAS ACTUALLY MADE UPON THE GROUND AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME EXCEPT AS SHOWN HEREON; THAT THE SIZE, LOCATION AND TYPE OF BUILDINGS AND VISIBLE IMPROVEMENTS ARE AS SHOWN AND ALL ARE WITHIN THE BOUNDARY LINES, EXCEPT AS SHOWN HEREON; THAT THERE ARE NOT ANY EASEMENTS OR VISIBLE USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED HEREON; THAT THERE ARE NO ENCROACHMENTS AFFECTING THIS PROPERTY OTHER THAN AS SHOWN HEREON; STORM, SANITARY, WATER, ELECTRIC, GAS AND TELEPHONE UTILITIES THAT ARE VISIBLE OR HAVE BEEN MADE AWARE OF BY PLANS PROVIDED TO VIKA, INC. LOCATED ON THE TRACT ARE SHOWN HEREON; THAT ANY VISIBLE DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEM IS SHOWN ON THE SURVEY; THAT THE PARCEL(S) DESCRIBED HEREON DO NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH ANY MAPS ENTITLED "FLOOD INSURANCE RATE MAP," "FLOOD HAZARD FLOODWAY BOUNDARY MAP," "FLOOD HAZARD BOUNDARY MAP," OR "FLOOD BOUNDARY AND FLOODWAY MAP" PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR A FLOOD HAZARD BOUNDARY MAP PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; AND THAT THE PROPERTY HAS DIRECT ACCESS TO POTOMAC AVENUE.

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 1999 AND INCLUDES ITEMS 2-4, 7(a), 8-10, 11(b) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION, THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DRAFT

DATE: MAY 19 2004

HARRY JENKINS
LICENSED PROFESSIONAL SURVEYOR
DC LS. 900405

DC SURVEYOR'S OFFICE (SQUARE BOOK 194, PAGE 119)

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)-442-7800 ■ FAX (703)-761-2787
LICENSE NO. 21687-320 ■ WWW.VIKA.COM

LOT ___
SQUARE 1045
(SURVEY BOOK ____, PAGE ____)
WASHINGTON D.C.

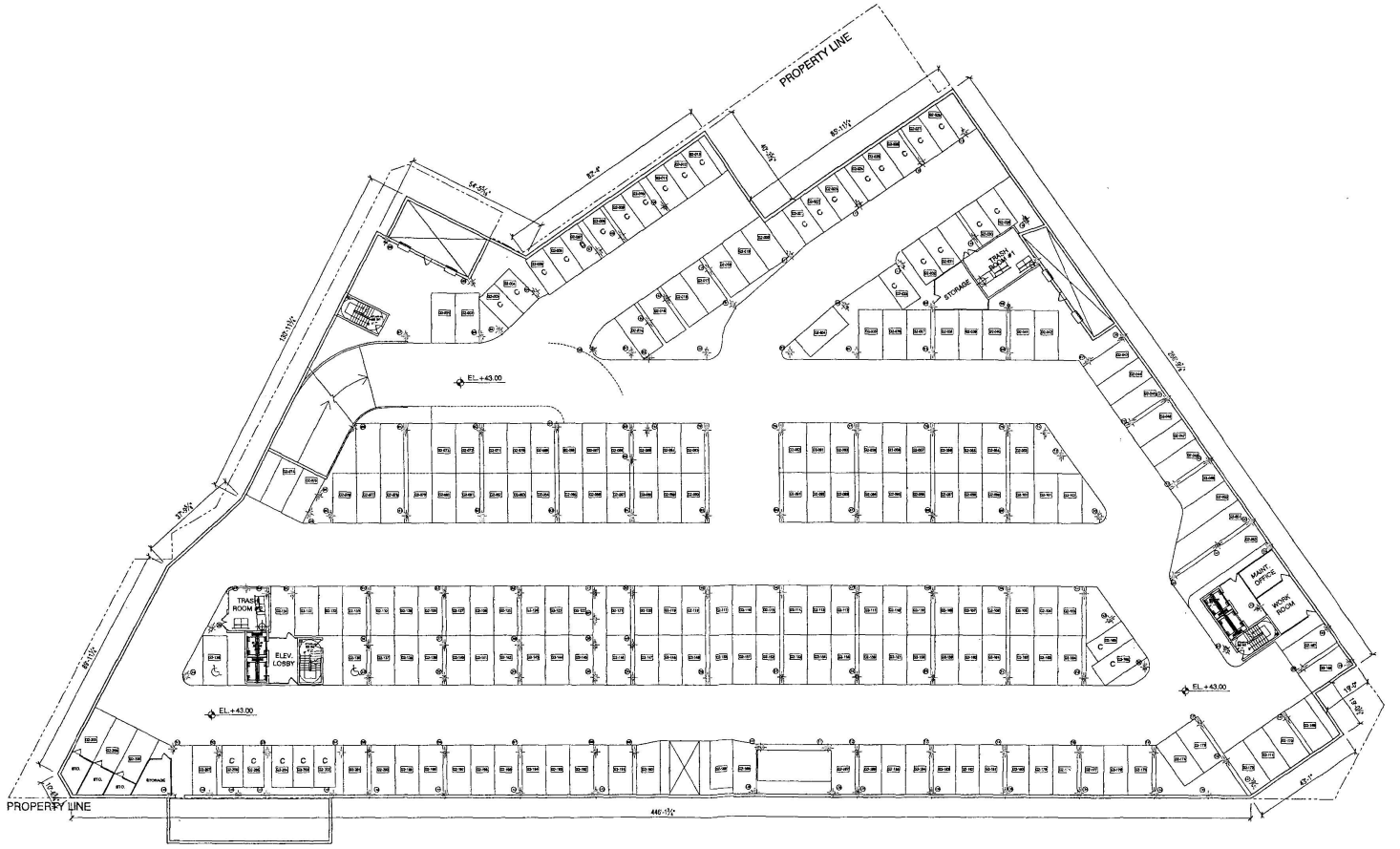
ALTA/ACSM LAND TITLE SURVEY

VIKA REVISIONS
1 03/26/04 UPDATE UTILITY NOTES
2 06/15/04 ADDITIONAL TITLE REPORT

DATE: FEB. 2004
DES. CCF | DWN. SURVEYS
SCALE: 1"=30'
PROJECT/FILE NO. 6774
SHEET NO.

P:\SURVEYS\2003-PROJECTS\6774-SV\DWG\6774X00.DWG

RP/SP:



Jenkins Row

WASHINGTON, DC

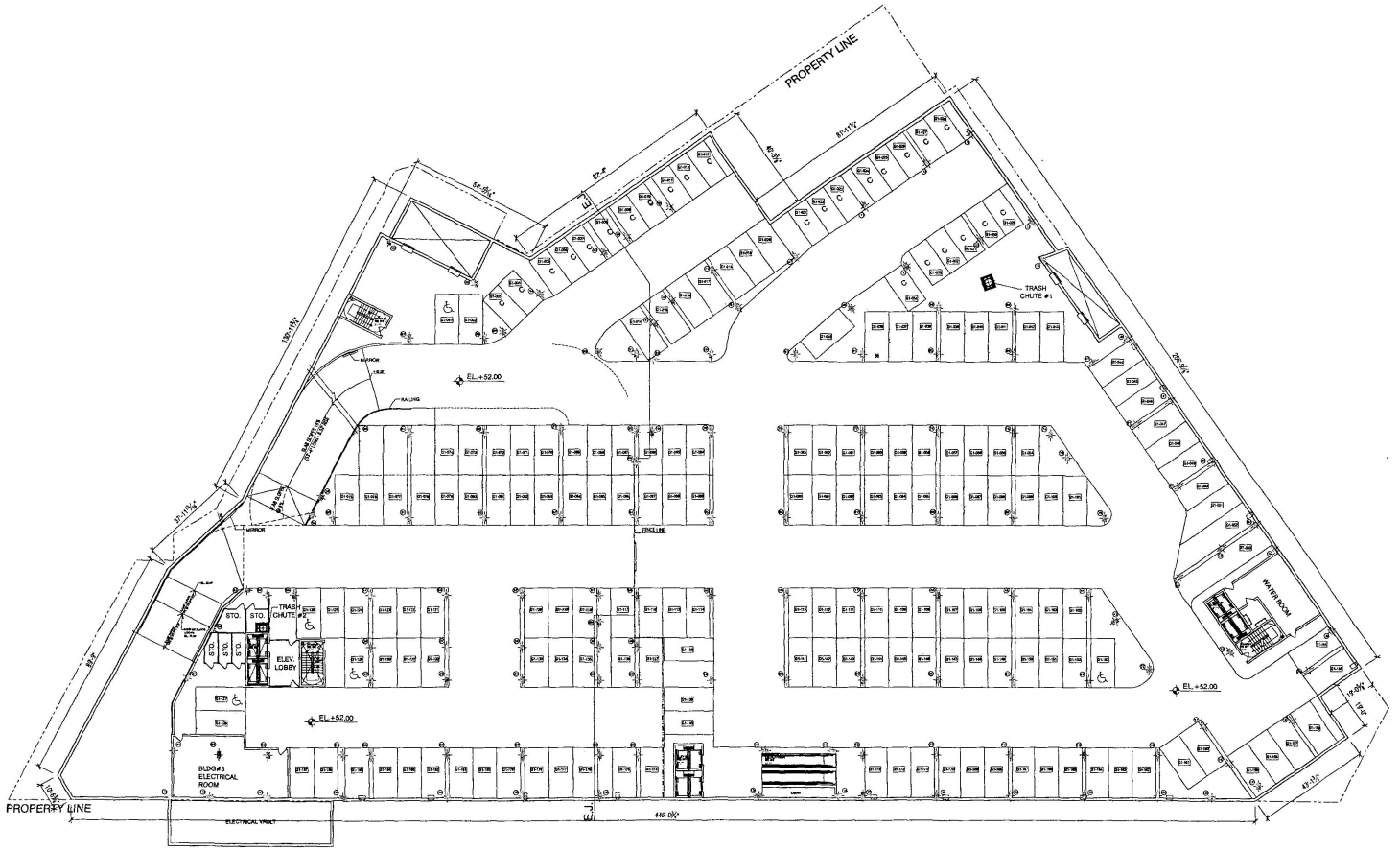
1 GARAGE - G2 LEVEL

JPI

SK&I

Scale: 1/16"=1'-0"
Date: 10/14/2004

A2.01



1 GARAGE - G1 LEVEL

Jenkins Row

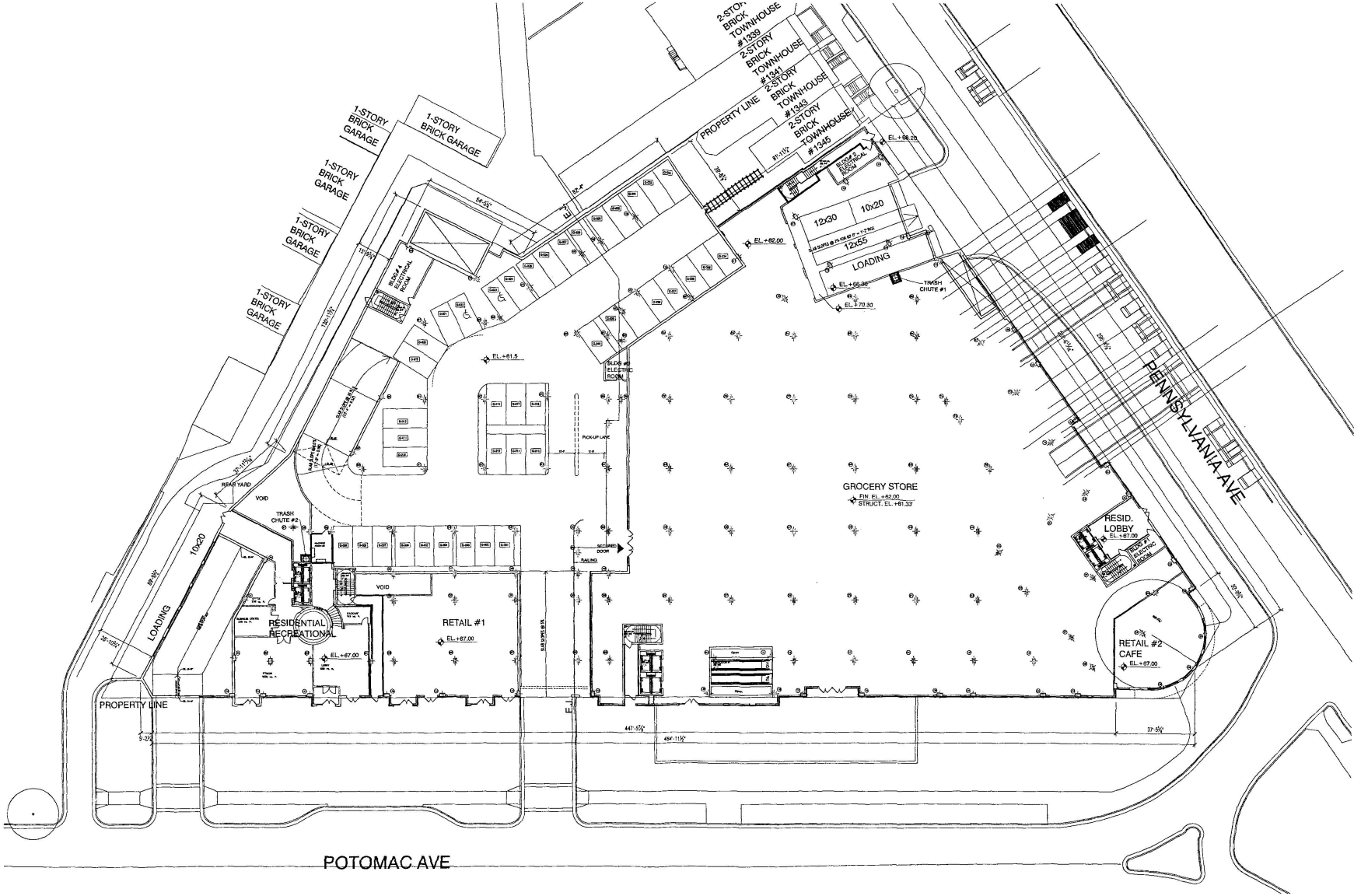
WASHINGTON, DC

JPI

SK&I

A2.02

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Date: 10/14/2004



1 GROUND FLOOR PLAN

Jenkins Row

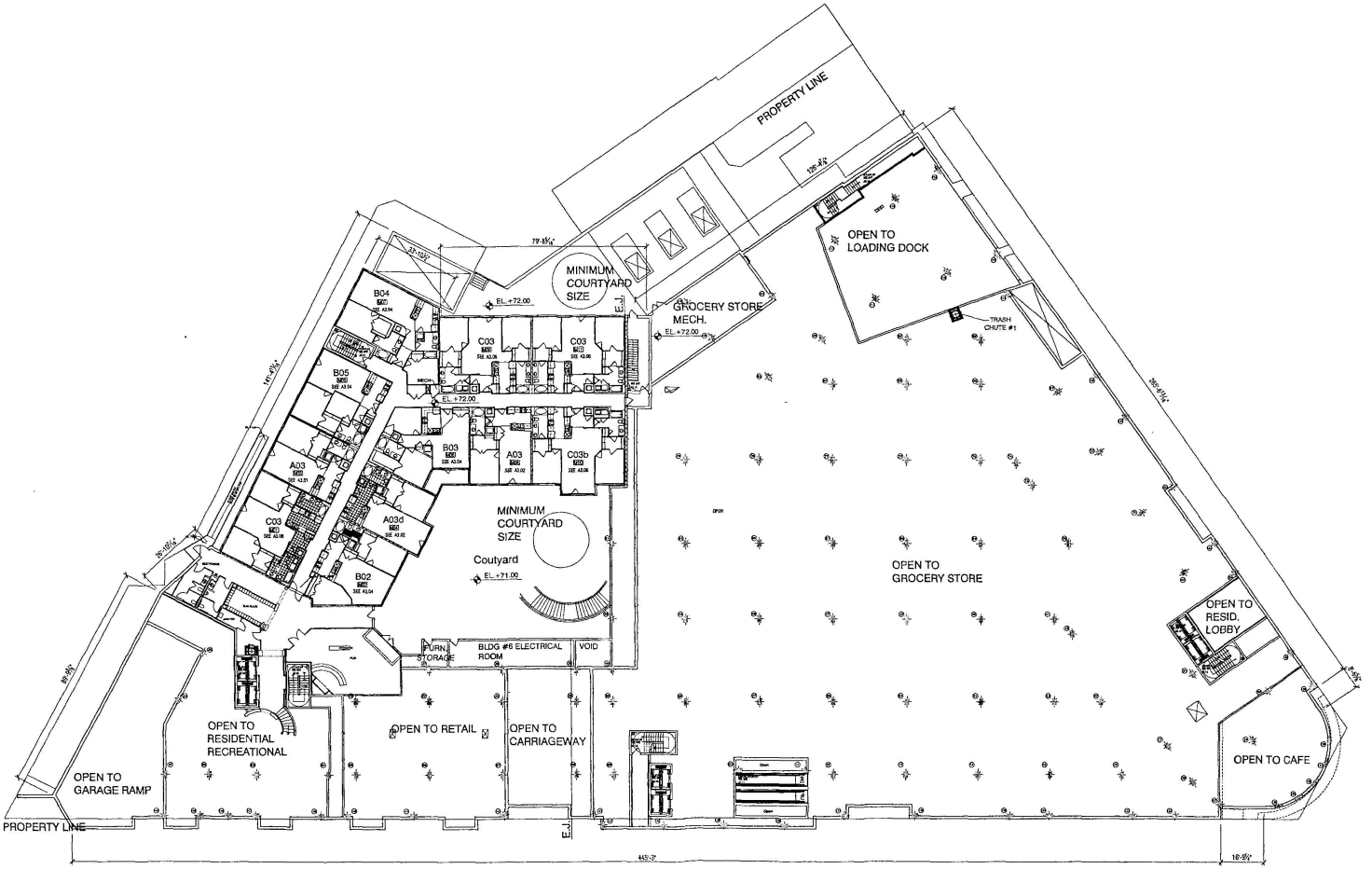
WASHINGTON, DC

JPI

SK&I

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Date: 10/14/2004

A2.03



1 LEVEL 1A FLOOR PLAN

Jenkins Row

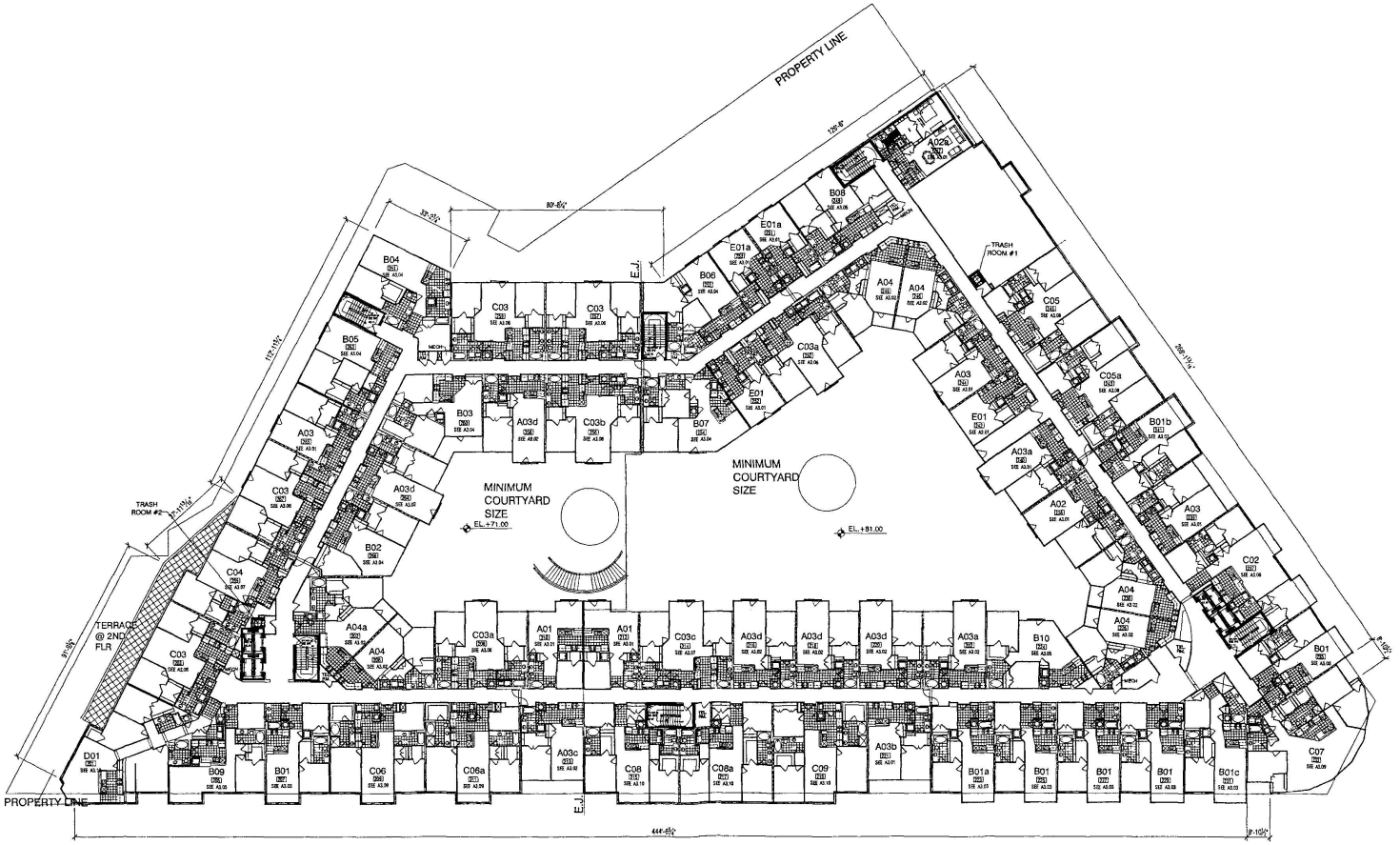
WASHINGTON, DC

JPI

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Date: 10/14/2004

A2.04



1 1st FLOOR PLAN

Jenkins Row

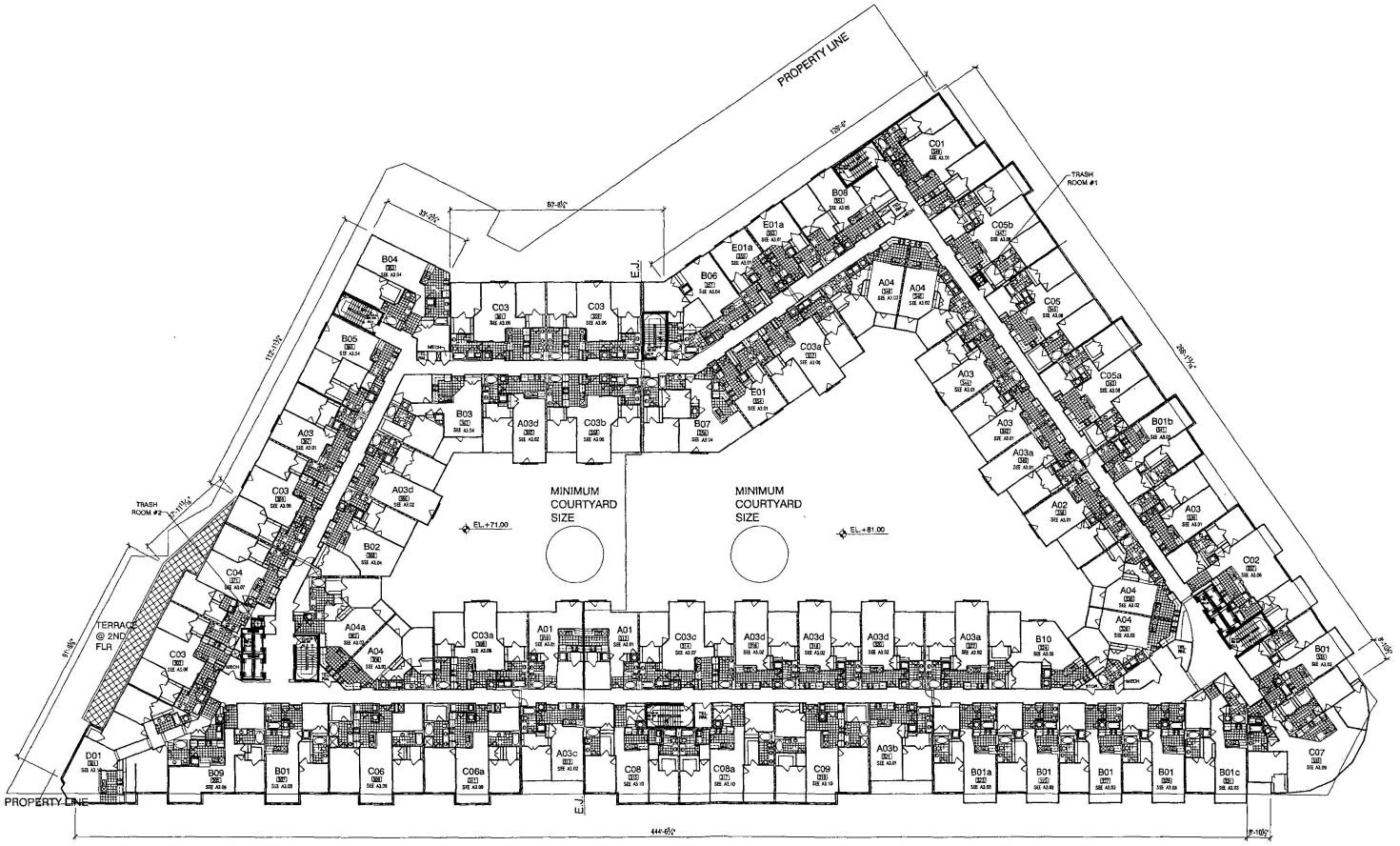
WASHINGTON, DC

JPI

SK&I

Scale: 1/16"=1'-0"
Date: 10/14/2004

A2.05



1 TYPICAL 2nd & 3rd FLOOR PLAN

Jenkins Row

WASHINGTON, DC

JPI

SK&I

Scale: 1/16"=1'-0"
Date: 10/14/2004

A2.06



1 FOURTH FLOOR PLAN

Jenkins Row

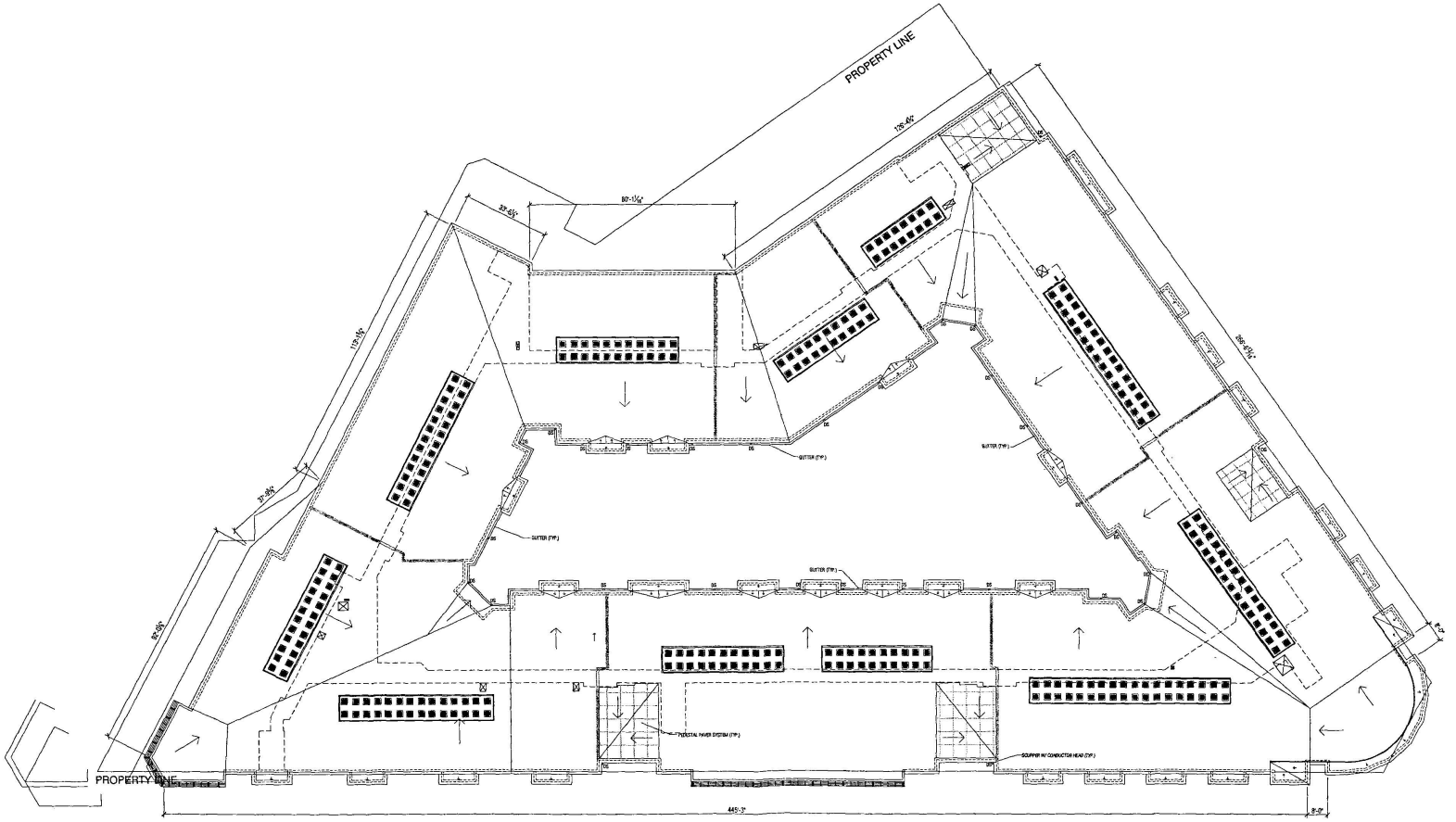
WASHINGTON, DC

JPI

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Date: 10/14/2004

A2.07



Jenkins Row

WASHINGTON, DC

1 ROOF PLAN

JPI

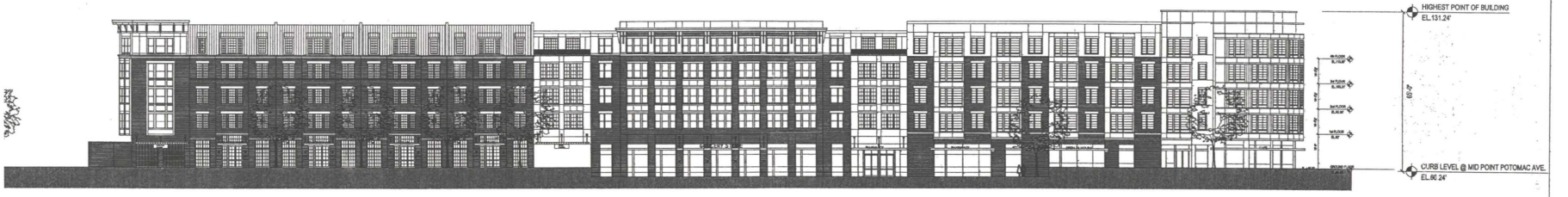
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Date: 10/14/2004

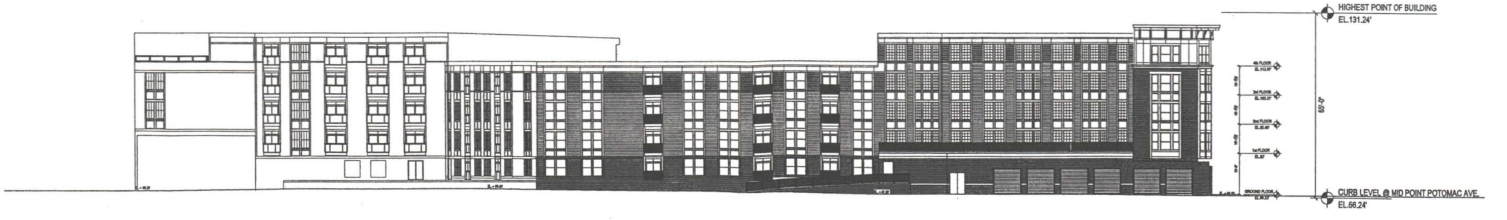
A2.08



1 PENNSYLVANIA AVENUE



2 POTOMAC AVENUE



3 ALLEY ELEVATION

Jenkins Row

WASHINGTON, DC

JPI

SK&I

Scale: 1/16"=1'-0"
Date: 10/14/2004

A5.01